

# 2012 Jay County Property Tax Report with Comparison to 2011

Legislative Services Agency

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**This report describes property tax changes in Jay County between 2011 and 2012.** In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Jay County the average tax bill for all taxpayers decreased by 1.9%. This tax bill drop was the result of a 1.4% increase in the tax levy of all local government units combined with a 5.4% increase in certified net assessed value, which decreased most tax rates. Jay County net assessed value rose because of a big increase in farmland assessments. Other categories of assessed value decreased, which may have been a legacy of the recession. Net assessed values rose more than levies, so tax rates fell in almost all Jay County tax districts. This decreased tax cap credits. Credits as a percent of the levy fell by 0.5% in Jay County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
<b>2012</b>	-1.9%	\$19,171,281	\$809,601,343	2.4%
<b>Change</b>		1.4%	5.4%	-0.5%
<b>2011</b>	9.6%	\$18,900,321	\$767,824,114	2.9%

## Homestead Property Taxes

Homestead property taxes decreased 8.4% on average in Jay County in 2012. Tax rates in most Jay County tax districts decreased. The county average tax rate fell by 3.8%. Rates on Jay County's local property tax credits increased. The percentage of Jay County homesteads at their tax caps fell from 0.5% to 0.3% in 2012. Jay County's local credit rates are so high that few homeowners qualify for tax cap credits.

### Comparable Homestead Property Tax Changes in Jay County

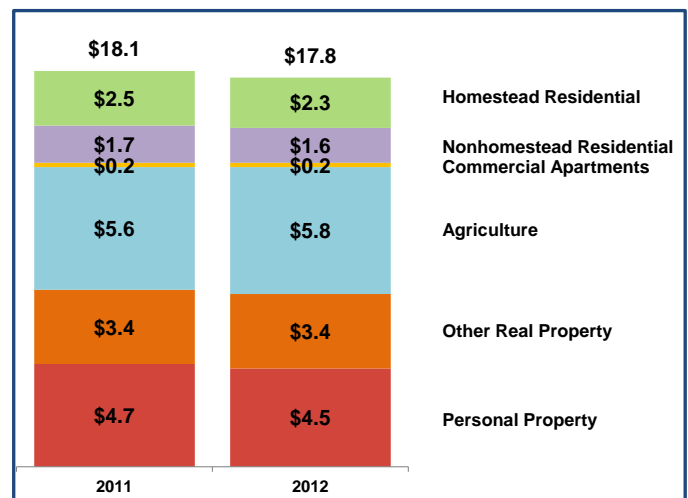
	2011 to 2012	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	1,142	18.7%
No Change	460	7.5%
Lower Tax Bill	4,502	73.8%
<b>Average Change in Tax Bill</b>	<b>-8.4%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	318	5.2%
10% to 19%	241	3.9%
1% to 9%	583	9.6%
0%	460	7.5%
-1% to -9%	2,664	43.6%
-10% to -19%	1,035	17.0%
-20% or More	803	13.2%
<b>Total</b>	<b>6,104</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

## Net Tax Bill Changes - All Property Types

Most of Jay County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by agricultural property owners. Net tax bills for all taxpayers decreased 1.9% in Jay County in 2012. Net taxes were lower for homesteads, nonhomestead residential property (mostly small rentals and second homes) and business personal property. Net taxes were higher for agriculture and commercial apartments, and little changed for business real property.

### Comparison of Net Property Tax by Property Type (In Millions)



## Tax Rates, Levies, and Assessed Values

Property tax rates decreased in most Jay County tax districts. The average tax rate fell by 3.8%, because a small levy increase was offset by a larger increase in net assessed value.

Levies in Jay County increased by 1.4%. The largest levy increase was in the city of Portland, due to increases in the general, aviation/airport, and cumulative capital improvement funds. Jay County School Corporation saw decreases in its capital projects and bus replacement funds.

Jay County's total net assessed value increased 1.8% in 2012. Agricultural net assessments rose 10.6%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 2.9%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$490,420,176	\$472,123,370	-3.7%	\$157,918,968	\$149,407,180	-5.4%
Other Residential	87,739,200	84,175,500	-4.1%	87,009,248	83,459,740	-4.1%
Ag Business/Land	285,717,300	316,662,900	10.8%	285,122,612	315,291,984	10.6%
Business Real/Personal	361,275,824	353,907,997	-2.0%	293,604,667	290,157,740	-1.2%
<b>Total</b>	<b>\$1,225,152,500</b>	<b>\$1,226,869,767</b>	<b>0.1%</b>	<b>\$823,655,495</b>	<b>\$838,316,644</b>	<b>1.8%</b>

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

## Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Jay County were \$482,058, or 2.4% of the levy. This was less than the state average percentage of the levy of 9.2%, but near the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Jay County's tax rates were near the state median.

About half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 3% business real and personal category. The largest percentage losses were in the town of Redkey, the city of Dunkirk, and the Dunkirk Public Library, where district tax rates were above \$3 per \$100 assessed value. The largest dollar losses were in the Jay County School Corporation, the city of Portland, and the county unit.

## Tax Cap Credits by Category

Tax cap credits decreased in Jay County in 2012 by \$87,933, or 15.4%. The percentage of the levy lost to credits fell by 0.5%. There were no major changes in state policy to affect tax cap credits in 2012. Jay County credits decreased mainly because most district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
<b>1%</b>	\$6,075	\$5,181	-\$895	-14.7%
<b>2%</b>	282,838	255,926	-26,912	-9.5%
<b>3%</b>	216,719	172,459	-44,260	-20.4%
<b>Elderly</b>	64,357	48,492	-15,866	-24.7%
<b>Total</b>	\$569,990	\$482,058	-\$87,933	-15.4%
<b>% of Levy</b>	2.9%	2.4%		-0.5%

### Jay County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change			
						2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
<i>County Total</i>	23,128,397	17,643,913	18,386,564	18,900,321	19,171,281	-23.7%	4.2%	2.8%	1.4%
State Unit	19,824	0	0	0	0	-100.0%			
Jay County	5,405,353	4,136,614	4,450,112	5,235,792	5,308,556	-23.5%	7.6%	17.7%	1.4%
Bearcreek Township	33,462	33,619	33,486	34,221	34,617	0.5%	-0.4%	2.2%	1.2%
Greene Township	18,843	16,733	14,082	17,346	16,678	-11.2%	-15.8%	23.2%	-3.9%
Jackson Township	17,764	19,462	19,307	19,824	19,849	9.6%	-0.8%	2.7%	0.1%
Jefferson Township	13,490	13,535	13,514	13,823	13,825	0.3%	-0.2%	2.3%	0.0%
Knox Township	10,082	7,220	8,655	8,879	8,882	-28.4%	19.9%	2.6%	0.0%
Madison Township	16,086	15,898	16,041	16,231	16,335	-1.2%	0.9%	1.2%	0.6%
Noble Township	17,555	17,623	17,342	17,427	17,259	0.4%	-1.6%	0.5%	-1.0%
Penn Township	34,927	35,054	34,879	35,798	28,164	0.4%	-0.5%	2.6%	-21.3%
Pike Township	16,289	22,334	22,007	22,612	22,201	37.1%	-1.5%	2.7%	-1.8%
Richland Township	73,182	0	43,327	41,085	41,175	-100.0%		-5.2%	0.2%
Wabash Township	15,971	16,077	15,960	16,331	16,427	0.7%	-0.7%	2.3%	0.6%
Wayne Township	100,049	100,492	98,607	99,540	82,794	0.4%	-1.9%	0.9%	-16.8%
Portland Civil City	2,570,552	2,497,277	2,511,212	2,498,961	2,705,156	-2.9%	0.6%	-0.5%	8.3%
Dunkirk Civil City	795,776	788,488	783,873	809,874	843,201	-0.9%	-0.6%	3.3%	4.1%
Bryant Civil Town	17,987	18,018	17,874	18,492	19,241	0.2%	-0.8%	3.5%	4.1%
Pennville Civil Town	70,570	45,250	59,076	59,540	57,245	-35.9%	30.6%	0.8%	-3.9%
Redkey Civil Town	180,254	177,882	176,514	181,916	191,035	-1.3%	-0.8%	3.1%	5.0%
Salamonia Civil Town	4,589	4,410	4,478	4,653	4,824	-3.9%	1.5%	3.9%	3.7%
Jay County School Corp	12,951,701	8,919,766	9,299,458	8,986,614	8,933,141	-31.1%	4.3%	-3.4%	-0.6%
Dunkirk Public Library	97,284	98,617	97,088	100,316	103,761	1.4%	-1.6%	3.3%	3.4%
Penn Township Public Library	13,586	13,586	13,487	13,959	13,659	0.0%	-0.7%	3.5%	-2.1%
Jay County Public Library	633,221	645,958	636,185	647,087	673,256	2.0%	-1.5%	1.7%	4.0%
Jay County Solid Waste District	0	0	0	0	0				

### Jay County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
38010	Penn Township	1.8812	--	--	9.1842%	--	--	23.2689%	1.2707
38011	Pennville Town	2.7536	--	--	9.1842%	--	--	23.2689%	1.8600
38014	Dunkirk City	3.5638	--	--	9.1842%	--	--	23.2689%	2.4072
38020	Bearcreek Township	1.9201	--	--	9.1842%	--	--	23.2689%	1.2970
38021	Bryant Town	2.4677	--	--	9.1842%	--	--	23.2689%	1.6669
38022	Greene Township	1.8809	--	--	9.1842%	--	--	23.2689%	1.2705
38023	Jackson Township	1.9030	--	--	9.1842%	--	--	23.2689%	1.2854
38024	Jefferson Township	1.8834	--	--	9.1842%	--	--	23.2689%	1.2722
38025	Knox Township	1.8818	--	--	9.1842%	--	--	23.2689%	1.2711
38026	Madison Township	1.8975	--	--	9.1842%	--	--	23.2689%	1.2817
38027	Salamonia Town	2.0541	--	--	9.1842%	--	--	23.2689%	1.3875
38028	Noble Township	1.8908	--	--	9.1842%	--	--	23.2689%	1.2772
38029	Pike Township	1.9090	--	--	9.1842%	--	--	23.2689%	1.2895
38030	Richland Township	1.9025	--	--	9.1842%	--	--	23.2689%	1.2851
38031	Redkey Town	3.4331	--	--	9.1842%	--	--	23.2689%	2.3190
38032	Wabash Township	1.9059	--	--	9.1842%	--	--	23.2689%	1.2874
38033	Wayne Township	1.9004	--	--	9.1842%	--	--	23.2689%	1.2837
38034	Portland City	3.1660	--	--	9.1842%	--	--	23.2689%	2.1385

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Jay County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	5,181	249,888	165,502	48,492	469,062	19,171,281	2.4%
<i>TIF Total</i>	0	6,038	6,957	0	12,995	759,594	1.7%
<i>County Total</i>	5,181	255,926	172,459	48,492	482,058	19,930,875	2.4%
Jay County	1,113	49,839	32,141	12,703	95,795	5,308,556	1.8%
Bearcreek Township	1	4	0	38	42	34,617	0.1%
Greene Township	0	0	0	27	27	16,678	0.2%
Jackson Township	0	0	0	29	29	19,849	0.1%
Jefferson Township	0	0	0	8	8	13,825	0.1%
Knox Township	0	0	0	12	12	8,882	0.1%
Madison Township	0	0	0	16	16	16,335	0.1%
Noble Township	0	0	0	4	4	17,259	0.0%
Penn Township	3	34	0	17	54	28,164	0.2%
Pike Township	2	0	0	33	35	22,201	0.2%
Richland Township	9	734	765	116	1,624	41,175	3.9%
Wabash Township	0	0	0	10	10	16,427	0.1%
Wayne Township	33	1,101	484	398	2,017	82,794	2.4%
Portland Civil City	1,436	63,182	27,780	9,075	101,473	2,705,156	3.8%
Dunkirk Civil City	511	30,089	35,905	2,006	68,510	843,201	8.1%
Bryant Civil Town	11	50	0	32	93	19,241	0.5%
Pennville Civil Town	0	507	0	133	640	57,245	1.1%
Redkey Civil Town	0	11,486	7,464	525	19,475	191,035	10.2%
Salamonia Civil Town	0	0	0	11	11	4,824	0.2%
Jay County School Corp	1,872	83,867	54,086	21,376	161,202	8,933,141	1.8%
Dunkirk Public Library	63	3,703	4,418	247	8,431	103,761	8.1%
Penn Township Public Library	1	22	0	9	32	13,659	0.2%
Jay County Public Library	125	5,270	2,459	1,669	9,523	673,256	1.4%
Mideast Indiana Solid Waste Mgmt Dist	0	0	0	0	0	0	
Jay County Solid Waste District	0	0	0	0	0	0	
TIF - Premier TIF	0	0	0	0	0	440,948	0.0%
TIF - Portland TIF #1	0	6,038	6,957	0	12,995	318,646	4.1%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.